



City of Seattle

Gregory J. Nickels, Mayor

Office of the Mayor

November 27, 2007

Honorable Nick Licata
President
Seattle City Council
City Hall, 2nd Floor

Dear Council President Licata:

I am pleased to transmit the attached proposed Council Bill that allows increased structure height for certain rooftop features on projects in Pioneer Square. Specifically, enclosed common recreation areas would be allowed to exceed the existing height limit by 15 feet, and elevator penthouses serving those recreation areas would be allowed to exceed the height limit by 20 feet. Buildings taking advantage of these features must include on-site renewable energy generation and meet a score of 0.30 in the green area factor as determined under Seattle Municipal Code Section 23.47A.016.

The first project likely to use this provision is the trolley barn. The provision would also be available to other new structures in Pioneer Square and to existing structures, if approved by the Pioneer Square Preservation Board on a case-by-case basis.

Thank you for your consideration of this legislation. Should you have questions, please contact Kristian Kofoed in DPD at 233-7191.

Sincerely,

A handwritten signature in black ink, appearing to read "Greg Nickels", written over a horizontal line.

GREG NICKELS
Mayor of Seattle

cc: Honorable Members of the Seattle City Council

600 Fourth Avenue, 7th Floor, P.O. Box 94749, Seattle, WA 98124-4749

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ORDINANCE 122605

AN ORDINANCE related to land use and zoning; amending Section 23.66.140 of the Seattle Municipal Code to accommodate sustainable rooftop features on new structures, within the Pioneer Square Preservation District.

WHEREAS, the City of Seattle supports the sensitive development of vacant or non-contributing lots within the Pioneer Square Preservation District; and

WHEREAS, the development of new structures provides an opportunity to ensure that new development is constructed in a sustainable manner, encouraging energy conservation and reducing the impacts of new development on the environment; and

WHEREAS, common recreation areas on rooftops utilize building roofs, provide a unique opportunity to showcase sustainable features incorporated into new development, and are otherwise allowed in most downtown zones; and

WHEREAS, common recreation areas that include renewable energy generation promote the health of our citizens and the environment; NOW, THEREFORE,

BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:

Section 1. Section 23.66.140 of the Seattle Municipal Code, which section was last amended by Ordinance 120928, is amended as follows:

23.66.140 Height.

A. Maximum Height. Maximum structure height is regulated by Section 23.49.178 Pioneer Square Mixed, structure height, and shall be as designated on the Official Land Use Map, Chapter 23.32.

B. Minimum Height. No structure shall be erected or permanent addition added to an existing structure which would result in the height of the new structure of less than fifty (50) feet.



Height of the structure is to be measured from mean street level fronting on the property to the mean roofline of the structure.

C. Rooftop Features and Additions to Structures.

The height limits established for the rooftop features described in this subsection may be increased by the average height of the existing street parapet or a historically substantiated reconstructed parapet on the building on which the rooftop feature is proposed. The setbacks required for rooftop features may be modified by the Department of Neighborhoods Director, after a sight line review by the Preservation Board to ensure that the features are minimally visible from public streets and parks within three hundred (300) feet of the structure.

1. Religious symbols for religious institutions, smokestacks and flagpoles may extend up to fifty (50) feet above the roof of the structure or the maximum height limit, whichever is less, except as regulated in Chapter 23.64 of this Land Use Code, provided that they are a minimum of ten (10) feet from all lot lines.

2. For existing structures, ((Θ))open railings, planters, clerestories, skylights, play equipment, parapets and firewalls may extend up to four (4) feet above the roof of the structure or the maximum height limit, whichever is less. ~~((,with unlimited rooftop coverage.))~~ For new structures, such features may extend up to four (4) feet above the maximum height limit. No rooftop coverage limits apply to such features regardless of whether the structure is existing or new.

3. Solar collectors, excluding greenhouses, may extend up to seven (7) feet above the roof of the structure or maximum height limit, whichever is less, with unlimited rooftop

1 coverage, provided they are a minimum of ten (10) feet from all lot lines. For new structures,
2 solar collectors may extend up to seven (7) feet above the maximum height limit, except as
3 provided in 10(a) of this section, and provided that they are a minimum of ten (10) feet from all
4 lot lines.

5
6 4. The following rooftop features may extend up to eight (8) feet above the roof or
7 maximum height limit, whichever is less, when they are set back a minimum of fifteen (15) feet
8 from the street and three (3) feet from an alley. They may extend up to twelve (12) feet above the
9 roof when set back a minimum of thirty (30) feet from the street. A setback may not be required
10 at common wall lines subject to review by the Preservation Board and approval by the
11 Department of Neighborhoods Director. The combined coverage of the following listed rooftop
12 features shall not exceed fifteen (15) percent of the roof area:
13

- 14 a. Solar collectors, excluding greenhouses;
15 b. Stair and elevator penthouses;
16 c. Mechanical equipment;
17 d. Minor communication utilities and accessory communication devices,
18
19 except that height is regulated according to the provisions of Section 23.57.014.

20 Additional combined coverage of these rooftop features, not to exceed twenty-five
21 (25) percent of the roof area, may be permitted subject to review by the Preservation Board and
22 approval by the Department of Neighborhoods Director.
23

24 5. On structures existing prior to June 1, 1989 and on additions to such structures
25 permitted according to Section 23.66.140 C9 or otherwise, new or replacement mechanical
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equipment and stair and elevator penthouses may extend up to eight (8) feet above the elevation of the existing roof or addition, as applicable, when they are set back a minimum of fifteen (15) feet from the street and three (3) feet from an alley; or may extend up to twelve (12) feet above the elevation of the existing roof or addition, as applicable, when they are set back a minimum of thirty (30) feet from the street, subject to review by the Preservation Board and approval by the Department of Neighborhoods Director. On structures where rooftop features are allowed under this subsection C5, the combined coverage of these rooftop features and any other features listed in subsection C4 shall not exceed the limit provided in subsection C4 of this section, as it may be increased pursuant to the subsection.

6. Residential and Office Penthouses.

a. Residential penthouses may cover a maximum of fifty (50) percent of the total roof surface and may extend up to eight (8) feet above the roof when set back a minimum of fifteen (15) feet from the street property line, or twelve (12) feet above the roof when set back a minimum of thirty (30) feet from the street property line.

b. Office penthouses shall be permitted only when the footprint of the existing structure is greater than ten thousand (10,000) square feet and the structure is at least sixty (60) feet in height. When permitted, office penthouses shall be set back a minimum of fifteen (15) feet from all property lines and may cover a maximum of fifty (50) percent of the total roof surface. Office penthouses may extend up to twelve (12) feet above the roof of the structure and shall be functionally integrated into the existing structure.

1 c. The combined height of the structure and a residential penthouse or
2 office penthouse, where permitted, shall not exceed the maximum height limit for that area of the
3 District in which the structure is located.

4 7. Screening of Rooftop Features. Measures may be taken to screen rooftop
5 features from public view subject to review by the Preservation Board and approval by the
6 Department of Neighborhoods Director. The amount of roof top area enclosed by rooftop
7 screening may exceed the maximum percentage of the combined coverage of rooftop features
8 listed in subsection C4 above. In no circumstances shall the height of rooftop screening exceed
9 fifteen (15) feet above the maximum height limit or height of an addition permitted according to
10 Section 23.66.140 C9 or otherwise, whichever is higher.
11

12 8. See Section 23.57.014 for regulation of communication utilities and accessory
13 devices.
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15 9. For a structure that has existed since before June 10, 1985 and is
16 nonconforming as to structure height, an addition to the structure may extend to the height of the
17 roof of the existing structure if (a) the use of the addition above the limit on structure height
18 applicable under Section 23.49.178 is limited to residential use and (b) the addition occupies only
19 all or a portion of the part of lot that is bounded by an alley on one side and is bounded on at least
20 two sides by walls of the existing structure that are not street-facing facades.
21

22 10. Enclosed Rooftop Common Recreation Areas for New Structures

23 a. When included on new structures, enclosed rooftop common recreation
24 areas and solar collectors incorporated into those areas and required under this subsection may
25

1 exceed the maximum height limit by up to (15) feet. The structure must include solar collectors
2 that provide two percent (2%) or more of the structure's total electrical energy consumption and
3 the structure must meet a green area factor requirement of 0.30 or greater, as determined under
4 Section 23.47A.016. Each enclosed rooftop common recreation area must include interpretive
5 signage explaining the sustainable features employed on the structure where that area is located.
6
7 No commercial, residential or industrial use may be established within enclosed common
8 recreation areas allowed to exceed the maximum height limit under this subsection.

9 b. Elevator penthouses serving an enclosed rooftop common recreation
10 area may exceed the maximum height limit by up to twenty (20) feet.

11 c. Enclosed rooftop common recreation areas, mechanical equipment, and
12 elevator and stair penthouses shall not exceed thirty-five percent (35%) of the roof area.

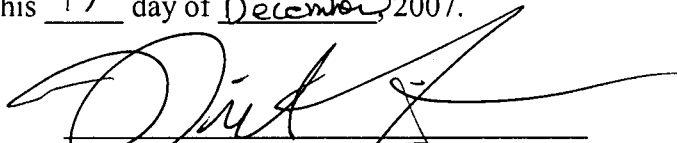
13 d. Enclosed rooftop common recreation areas, mechanical equipment, and
14 elevator and stair penthouses must be set back a minimum of thirty (30) feet from the street and
15 three (3) feet from the alley. Solar collectors must be set back as provided in subsections C3 and
16 C4 of this section.

17 e. Owners of structures with enclosed rooftop common recreation areas
18 permitted pursuant to this subsection shall submit to the Pioneer Square Preservation Board, the
19 Director of Neighborhoods and the Director of the Department of Planning and Development an
20 annual report, beginning one year after the date of first occupancy of such structure, documenting
21 compliance with the minimum renewable energy generation and green area factor criteria set
22 forth above.

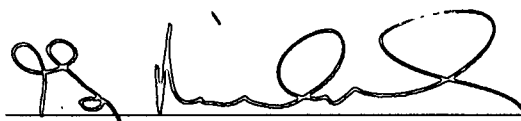
1 D. New Structures. When new structures are proposed in the District, the Preservation
2 Board shall review the proposed height of the structure and make recommendations to the
3 Department of Neighborhoods Director who may require design changes to assure reasonable
4 protection of views from Kobe Terrace Park.

5 Section 2. This ordinance shall take effect and be in force thirty (30) days from and
6 after its approval by the Mayor, but if not approved and returned by the Mayor within ten (10)
7 days after presentation, it shall take effect as provided by Municipal Code Section 1.04.020.
8


9
10 Passed by the City Council the 17th day of December, 2007, and signed by me in open
11 session in authentication of its passage this 17th day of December, 2007.
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14 
President _____ of the City Council

15 Approved by me this 20th day of December, 2007.
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18 
Gregory J. Nickels, Mayor

19 Filed by me this 20th day of December, 2007.
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21 
City Clerk

22 (Seal)
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FISCAL NOTE FOR NON-CAPITAL PROJECTS

Department:	Contact Person/Phone:	DOF Analyst/Phone:
DPD	Kristian Kofoed/233-7191	Karen Grove/684-5805

Legislation Title: An ordinance related to land use and zoning; amending Section 23.66.140 of the Seattle Municipal Code to accommodate sustainable rooftop features on new structures, within the Pioneer Square Preservation District.

- **Summary of the Legislation:** Allows certain rooftop features (enclosed common recreation areas and elevator penthouses serving those recreation areas) to exceed the height limit in Pioneer Square on projects that also include on-site electricity generation and a score of 0.30 or higher in the green area factor.
- **Background:** The first project likely to use this provision is the trolley barn, which previously was the subject of legislation allowing higher structure height.
- *Please check one of the following:*

 X **This legislation does not have any financial implications.**

Attachment A: Director's Report and Recommendation



DIRECTOR'S REPORT AND RECOMMENDATION PIONEER SQUARE SUSTAINABLE ROOFTOP FEATURES

Summary of Recommendations

The Director of the Department of Planning and Development (DPD) is recommending amendments to the Land Use Code that will encourage the incorporation of green building elements on building rooftops in Pioneer Square. Allowing additional height for green rooftop features will provide the necessary incentive to incorporate sustainability and activate the rooftop.

The main elements of the proposal are to

- Allow enclosed rooftop recreation areas, associated elevator penthouses and solar collectors to exceed the height limit. Projects that apply for these exceptions must provide on-site electricity generation for at least 2% of the building's electricity consumption and must meet a green area factor of at least 0.30.

Background

Increasing knowledge about how the built environment contributes to global warming has led the City to strengthen its policy emphasis on approaches to lowering the impact that new development will have on the environment. For example, legislation passed by the City Council in 2006 affecting certain Downtown zones incorporated an incentive system which allowed extra development potential if environmental sustainability features were incorporated into a structure.

The Land Use Code currently contains no provisions that encourage the incorporation of "green building" or sustainability features in Pioneer Square. All other Downtown zones except International District Residential, International District Mixed and Downtown Harborfront 1 permit enclosed or covered common recreation areas to exceed the height limits by 15', with limits on the amount of coverage.

The proposed amendments would allow a similar rooftop feature in new buildings in Pioneer Square when certain sustainability requirements are met.

Analysis

Pioneer Square is Seattle's original downtown, dating back to 1852. Rebuilt after the devastating "Great Fire" of 1889, the district is characterized by late nineteenth century brick and stone buildings and one of the nation's best

surviving collections of Romanesque Revival style urban architecture. Established as both a National historic district and a local preservation district in 1970, Pioneer Square is protected by an ordinance and design guidelines focused on preserving its unique historic and architectural character, assuring the sensitive rehabilitation of buildings, promoting development of residential uses for all income levels, and enhancing the district's economic climate for residents, employers, workers, and visitors. The Land Use Code guides the development of new structures to ensure compatibility with the neighborhood's historic character.

Important considerations for maintaining Pioneer Square's historic qualities are the height and scale of new structures. The proposed height and setbacks included in this amendment fit within the general aesthetic norms of limited rooftop protrusions above building height and coverage limits. The Pioneer Square chapter of the Code allows rooftop protrusions above the building height limit, of similar scale and coverage, but only for building equipment and associated visual screening. The amendment would allow an enclosed rooftop recreation area up to 15 feet above the height limit. The current code allows screen walls to exceed the height limit by 15 feet. The amendment also permits elevator enclosures to extend 20 feet above the height limit, whereas the current code allows an elevator penthouse to exceed the height limit by only 12 feet, which is inadequate for provision of an elevator stop at the rooftop level.

The proposed increase in height allowed by this amendment is commensurate with the sustainable public benefit that would be provided. The sustainable features must meet two standards: solar collectors that generate energy sufficient to serve 2% of the building's energy needs, and a 0.30 green area factor. Incorporating these features will help meet City goals of reducing the climate impact of the built environment and of promoting healthier places to live and work.

The proposed amendment also requires interpretive signage to be installed that describes the sustainable features. This will assist in increasing public awareness among the building's tenants and their guests of the viability of such features. Since rooftop energy production tends to require a lengthy period before initial cost is offset by the benefit of onsite production, it is important to provide an incentive to incorporate those features and to increase public awareness of their utility.

Elements of the Proposal

For new structures with rooftop features providing minimum renewable energy generation of 2% of the total building load and a green area factor requirement of at least 0.30 conforming to the standards in SMC 23.47A.016 (Landscaping and

screening standards), the Director of the Department of Neighborhoods in consultation with the Director of the Department of Planning and Development, on the recommendation of the Pioneer Square Preservation Board, may grant the following exceptions:

- Enclosed common recreation areas may be allowed as rooftop features with a height exceeding the maximum height limit by up to (15) feet. Elevator penthouses serving the roof may exceed the maximum height by up to 20 feet. No commercial, residential or industrial use may be established within an enclosed common recreation area that exceeds the maximum height limit.
- The combined coverage of enclosed common recreation area, associated support spaces, mechanical equipment, and elevator and stair penthouses may not exceed thirty five (35) percent. These features must be set back a minimum of thirty (30) feet from the street and three (3) feet from the alley.
- The enclosed common recreation area must include interpretive signage explaining the sustainable features employed on the project.
- Projects that obtain height allowances for these rooftop features are required to submit to the Pioneer Square Preservation Board and the Directors of the Department of Neighborhoods and Department of Planning and Development an annual report, beginning one year after the date of first occupancy of the project, documenting compliance with the minimum renewable energy generation and green area factor criteria described above.

Recommendation

The proposed amendment provides an incentive for developers to locate features on rooftops in Pioneer Square that will contribute to the City's efforts to control the climate impacts of new development. The incentive offered by the amendment is the ability to include an enclosed rooftop common recreation area that exceeds the height limit; this allowance is consistent with current provisions in most other zones in the Downtown Urban Center.

The Director recommends adopting the proposed Land Use Code changes.

STATE OF WASHINGTON – KING COUNTY

--SS.

218867
CITY OF SEATTLE, CLERKS OFFICE

No.

Affidavit of Publication

The undersigned, on oath states that he is an authorized representative of The Daily Journal of Commerce, a daily newspaper, which newspaper is a legal newspaper of general circulation and it is now and has been for more than six months prior to the date of publication hereinafter referred to, published in the English language continuously as a daily newspaper in Seattle, King County, Washington, and it is now and during all of said time was printed in an office maintained at the aforesaid place of publication of this newspaper. The Daily Journal of Commerce was on the 12th day of June, 1941, approved as a legal newspaper by the Superior Court of King County.

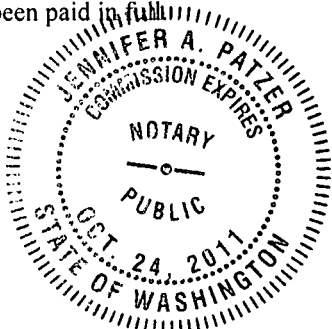
The notice in the exact form annexed, was published in regular issues of The Daily Journal of Commerce, which was regularly distributed to its subscribers during the below stated period. The annexed notice, a

CT:122605 ORDINANCE


was published on

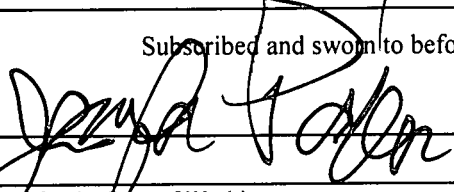
12/31/07

The amount of the fee charged for the foregoing publication is the sum of \$ 362.70, which amount has been paid in full.



Affidavit of Publication



Subscribed and sworn to before me on
12/31/07 

Notary public for the State of Washington,
residing in Seattle

City of Seattle

ORDINANCE 122605

AN ORDINANCE related to land use and zoning; amending Section 23.66.140 of the Seattle Municipal Code to accommodate sustainable rooftop features on new structures, within the Pioneer Square Preservation District.

WHEREAS, the City of Seattle supports the sensitive development of vacant or non-contributing lots within the Pioneer Square Preservation District; and

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23.66.140 Height.

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B. Minimum Height. No structure shall be erected or permanent addition added to an existing structure which would result in the height of the new structure of less than fifty (50) feet. Height of the structure is to be measured from mean street level fronting on the property to the mean roofline of the structure.

C. Rooftop Features and Additions to Structures.

The height limits established for the rooftop features described in this subsection may be increased by the average height of the existing street parapet or a historically substantiated reconstructed parapet on the building on which the rooftop feature is proposed. The setbacks required for rooftop features may be modified by the Department of Neighborhoods Director, after a sight line review by the Preservation Board to ensure that the features are minimally visible from public streets and parks within three hundred (300) feet of the structure.

1. Religious symbols for religious institutions, smokestacks and flagpoles may extend up to fifty (50) feet above the roof of the structure or the maximum height limit, whichever is less, except as regulated in Chapter 23.64 of this Land Use Code, provided that they are a minimum of ten (10) feet from all lot lines.

2. For existing structures, (()) open railings, planters, clerestories, skylights, play equipment, parapets and firewalls may extend up to four (4) feet above the roof of the structure or the maximum height limit, whichever is less. ((with unlimited rooftop coverage)) For new structures, such features may extend up to four (4) feet above the maximum height limit. No rooftop coverage limits apply to such features regardless of whether the structure is existing or new.

3. Solar collectors, excluding greenhouses, may extend up to seven (7) feet above the roof of the structure or maximum height limit, whichever is less, with unlimited rooftop coverage, provided they are a minimum of ten (10) feet from all lot lines. For new structures, solar collectors may extend up to seven (7) feet above the maximum height limit, except as provided in 10(a) of this section, and provided that they are a minimum of ten (10) feet from all lot lines.

4. The following rooftop features may extend up to eight (8) feet above the roof or maximum height limit, whichever is less, when they are set back a minimum of fifteen (15) feet from the street and three (3) feet from an alley. They may extend up to twelve (12) feet above the roof when set back a minimum of thirty (30) feet from the street. A setback may not be required at common wall lines subject to review by the Preservation Board and approval by the Department of Neighborhoods Director. The combined coverage of the following listed rooftop features shall not exceed fifteen (15) percent of the roof area:

a. Solar collectors, excluding greenhouses;

b. Stair and elevator penthouses;

c. Mechanical equipment;

d. Minor communication utilities and accessory communication devices, except that height is regulated according to the provisions of Section 23.57.014.

Additional combined coverage of these rooftop features, not to exceed twenty-five (25) percent of the roof area, may be permitted subject to review by the Preservation Board and approval by the Department of Neighborhoods Director.

5. On structures existing prior to June 1, 1989 and on additions to such structures permitted according to Section 23.66.140 C9 or otherwise, new or replacement mechanical equipment and stair and elevator penthouses may extend up to eight (8) feet above the elevation of the existing roof or addition, as applicable, when they are set back a minimum of fifteen (15) feet from the street and three (3) feet from an alley; or may extend up to twelve (12) feet above the elevation of the existing roof or addition, as applicable, when they are set back a minimum of thirty (30) feet from the street, subject to review by the Preservation Board and approval by the Department of Neighborhoods Director. On structures where rooftop features are allowed under this subsection C5, the combined coverage of these rooftop features and any other features listed in subsection C4 shall not exceed the limit provided in subsection C4 of this section, as it may be increased pursuant to the subsection.

6. Residential and Office Penthouses.

a. Residential penthouses may cover a maximum of fifty (50) percent of the total roof surface and may extend up to eight (8) feet above the roof when set back a minimum of fifteen (15) feet from the street property line, or twelve (12) feet above the roof when set back a minimum of thirty (30) feet from the street property line.

b. Office penthouses shall be permitted only when the footprint of the existing structure is greater than ten thousand (10,000) square feet and the structure is at least sixty (60) feet in height. When permitted, office penthouses shall be set back a minimum of fifteen (15) feet from all property lines and may cover a maximum of fifty (50) percent of the total roof surface. Office penthouses may extend up to twelve (12) feet above the roof of

the structure and shall be functionally integrated into the existing structure.

c. The combined height of the structure and a residential penthouse or office penthouse, where permitted, shall not exceed the maximum height limit for that area of the District in which the structure is located.

7. Screening of Rooftop Features. Measures may be taken to screen rooftop features from public view subject to review by the Preservation Board and approval by the Department of Neighborhoods Director. The amount of roof top area enclosed by rooftop screening may exceed the maximum percentage of the combined coverage of rooftop features listed in subsection C4 above. In no circumstances shall the height of rooftop screening exceed fifteen (15) feet above the maximum height limit or height of an addition permitted according to Section 23.66.140 C9 or otherwise, whichever is higher.

8. See Section 23.57.014 for regulation of communication utilities and accessory devices.

9. For a structure that has existed since before June 10, 1985 and is nonconforming as to structure height, an addition to the structure may extend to the height of the roof of the existing structure if (a) the use of the addition above the limit on structure height applicable under Section 23.49.178 is limited to residential use and (b) the addition occupies only all or a portion of the part of that is bounded by an alley on one side and is bounded on at least two sides by walls of the existing structure that are not street-facing facades.

10. Enclosed Rooftop Common Recreation Areas for New Structures

a. When included on new structures, enclosed rooftop common recreation areas and solar collectors incorporated into those areas and required under this subsection may exceed the maximum height limit by up to (15) feet. The structure must include solar collectors that provide two percent (2%) or more of the structure's total electrical energy consumption and the structure must meet a green area factor requirement of 0.30 or greater, as determined under Section 23.47A.016. Each enclosed rooftop common recreation area must include interpretive signage explaining the sustainable features employed on the structure where that area is located. No commercial, residential or industrial use may be established within enclosed common recreation areas allowed to exceed the maximum height limit under this subsection.

b. Elevator penthouses serving an enclosed rooftop common recreation area may exceed the maximum height limit by up to twenty (20) feet.

c. Enclosed rooftop common recreation areas, mechanical equipment, and elevator and stair penthouses shall not exceed thirty-five percent (35%) of the roof area.

d. Enclosed rooftop common recreation areas, mechanical equipment, and elevator and stair penthouses must be set back a minimum of thirty (30) feet from the street and three (3) feet from the alley. Solar collectors must be set back as provided in subsections C3 and C4 of this section.

e. Owners of structures with enclosed rooftop common recreation areas permitted pursuant to this subsection shall submit to the Pioneer Square Preservation Board, the Director of Neighborhoods and the Director of the Department of Planning and Development an annual report, beginning one year after the date of first occupancy of such structure, documenting compliance with the minimum renewable energy generation and green area factor criteria set forth above.

D. New Structures. When new structures are proposed in the District, the Preservation Board shall review the proposed height of the structure and make recommendations to the Department of Neighborhoods Director who may require design changes to assure reasonable protection of views from Kobe Terrace Park.

Section 2. This ordinance shall take effect and be in force thirty (30) days from and after its approval by the Mayor, but if not approved and returned by the Mayor within ten (10) days after presentation, it shall take effect as provided by Municipal Code Section 1.04.020.

Passed by the City Council the 17th day of December, 2007, and signed by me in open session in authentication of its passage this 17th day of December, 2007.

Nick Licata

President of the City Council

Approved by me this 20th day of December, 2007.

Gregory J. Nickels, Mayor

Filed by me this 20th day of December, 2007.

(Seal) Judith Pippin

City Clerk

Publication ordered by JUDITH PIPPIN, City Clerk

Date of publication in the Seattle Daily Journal of Commerce, December 31, 2007.
12/31(218867)